

**Ravalli County Planning Board  
Meeting Minutes for August 6, 2008  
7:00 p.m.  
Hamilton City Hall, 223 S. 2<sup>nd</sup> St., Hamilton, MT 59840**

**Public Meeting**

Deb Reesman from Department of Revenue – Zoning, Property Values, and Property Taxes  
Countywide Zoning Update

*This is a summary of the meeting, not a verbatim transcript. A CD of the meeting  
may be purchased from the Planning Department for \$5.00.*

**1. Call to order**

**Lee** called the meeting to order at 8:35 p.m.

**2. Roll Call** (See Attachment A, Roll Call Sheet)

(A) Members

Mary Lee Bailey (present)  
Dale Brown (unexcused)  
John Carbin (present)  
Jim Dawson (present)  
Ben Hillicoss (present)  
Dan Huls (present)  
JR Iman (present)  
Lee Kierig (present)  
Chip Pigman (present)  
Les Rutledge (present)  
Jan Wisniewski (present)

Park Board Representative: Bob Cron (present)

(B) Staff

Renee Lemon  
Shaun Morrell  
Vanessa Morrell  
Kimberli Conder

**3. Approval of Minutes**

**Lee** asked if there were any corrections or additions to the minutes from July 16, 2008.

**Chip** stated that he thought there was another motion made at the end of the meeting that he did not see in the minutes.

**Kimberli** stated that she will go back through and look for that motion and make the correction so minutes will be approved at the next meeting.

4. **Amendments to the Agenda**

There were none.

5. **Correspondence**

There was none.

6. **Disclosure of Possible/Perceived Conflicts**

There were none.

7. **Public Meeting**

(A) Deb Reesman from Department of Revenue – Zoning, Property Values, and Property Taxes

**Deb** gave a presentation to answer some of the most asked questions regarding zoning, property values, and property taxes that the County has received from the public. The purpose of this presentation was to provide information related to the possible impact of zoning on property values for property tax purposes only. The information in this presentation represented property tax administration laws/rules/procedures as of the August 6, 2008 presentation date. The values and tax amounts shared were for illustration purposes only and were representative of current laws, rules and procedures. Subsequent changes to statute, rules, county regulations, etc could impact formulas and current practices described within.

The major points of the presentation were as follows: (See Attachment B, How will Zoning Impact my Property Value...As it relates to Property Taxes.)

1) **Generally how will zoning affect the value of my property and property taxes?**

The impact zoning will have on property values FOR PROPERTY TAX PURPOSES will be proven in the market. Generally, for the majority of properties, it will have little immediate impact.

2) **What affect will zoning have on the 2009 reappraisal value of my property?**

Once zoning has been adopted, the impact to property values will be measured in the market, typically through sales. Sales occurring during the 2009 Reappraisal Cycle (2009-2014) will not be used to arrive at Property values until the next Reappraisal Cycle in 2015.

3) **Zoning vs. Classification – residential, agricultural, commercial, forest, non-qualified ag?**

If zoning is adopted and specifically prohibits a use, your property could see a change in classification, which would impact your value prior to the 2015 Reappraisal.

4) **How will zoning affect properties taxed agriculturally which aren't zoned agricultural?**

If you are currently receiving an agricultural land classification for tax purposes and future zoning were to restrict all agricultural use, the DOR would be obligated to change your classification from agriculture (productivity value) to residential (market value). If your property is zoned agricultural land, you will not automatically receive an agricultural land classification for tax purposes. You must still meet the eligibility requirements to receive this classification.

Planning staff noted that all of the proposed zoning districts in the Draft C regulations allow for agricultural use.

**5) If my property is zoned commercial, but its current use is a single family residence, will I be taxed as a commercial property?**

In short, yes...but there are exceptions such as 1<sup>st</sup> Street in Hamilton.

**8. Communications from Staff**

**(A) Countywide Zoning Update**

**Shaun** gave an update of the new timeline and of the recent meetings with the BCC on zoning.

**Bob** asked what the role of the CPCs roles were going to be on the Draft C coming out.

**Shaun** stated that staff feels that reconvening the groups at this point is not necessary. The CPCs will become more involved when the mapping process starts. The Planning Department has found that opening office hours at different locations across the County has been most effective in gathering public comments.

**Lee** asked what exactly is going on with the mapping portion of the zoning process.

**Shaun** stated that this is still up in the air. He said that we are trying to work on one thing at a time so that everything can be done correctly. After getting the regulations to where we want them, the next step will be the maps.

**Lee** said that based on the last BCC meeting, at the end of July, it looked like this draft would be ready to go by the end of July.

**Shaun** stated that that decision was made before the recommendations of the “4 options” was put up for discussion. The goal now is to have the regulations done in October and start dealing with the maps after that.

**9. Communications from Public**

There was none.

**10. Communications from The Board**

There was none.

**11. New Business**

There was none.

12. **Old Business**

**Lee** stated that it had been talked about , but that the Board needs to start working on the Subdivision Regulations.

**Les** said that he thought this recommendation should come from the Planning Department Staff. He stated that there is not really a lot that can be done without their recommendations and with the present load that office is carrying, he does not think that is a good idea.

**Renee** said to look at the transition plan for Karen leaving and it states in there that the subdivision regulations are going to have to wait.

13. **Next Regularly Scheduled Meeting: August 20, 2008 at 3:00 PM**

14. **Adjournment**

**Lee** adjourned the meeting at 8:50 PM.